

Submitted October 23, 2013
Approved as of
Date October 23, 2013

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 11-2013
Wednesday, June 12, 2013**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, June 12, 2013.

PRESENT

Jerry Callistein, Chair

David Hill John Tyner
Jack Leiderman

Present: Marcy Waxman, Sr. Attorney
Andrew Gunning, Assistant Director, CPDS
Jim Wasilak, Chief of Planning
Bobby Ray, Principal Planner
Margaret Hall, Planner II
David Levy, Chief of Long Range Planning
Manisha Tewari, Planner II

I. REVIEW AND ACTION

- A. PLT2013-00525, Final Record Plat**, to re-subdivide the existing nonconforming property into a single 9,675 square foot record lot, located at 210 Forest Avenue.

Margaret Hall presented her staff report and answered questions from the Commission.

The applicant was present but elected not to speak.

Commissioner Tyner moved, seconded by Commissioner Hill, to approve PLT2013-00525, based on the findings listed on pages 6 and 7 of the staff report and the recommended conditions on page 6.

The motion passed 4-0. (Commissioners Hadley, Ostell and Trahan were absent).

- B. PLT2013-00527, Final Record Plat**, to re-subdivide the existing nonconforming property into a single 12,145 square foot record lot, located at 209 Forest Avenue.

Margaret Hall presented her staff report and answered questions from the Commission.

The applicant was present but elected not to speak.

Commissioner Hill moved, seconded by Commissioner Tyner, to approve PLT2013-00527 endorsing the findings on page 7 and the recommended conditions that the plat be submitted for electronic format.

The motion passed 4-0 (Commissioners Hadley, Ostell and Trahan were absent).

- C. **PLT2013-00528, Ownership Plat**, to divide the existing 5.2935 acre record lot into two Ownership Lots in order to facilitate separate financing and ownership, located at 1900 Chapman Avenue.

Margaret Hall presented her staff report and answered questions from the Commission.

Nancy Regelin of Shulman Rogers and Counsel for the applicant stated that the property meets the criteria for an ownership plat. They will make the necessary adjustments once the conditions are agreed upon. She asked the Commission to approve the ownership plat, and she answered questions from the Commission.

Commissioner Tyner moved, seconded by Commissioner Hill, to approve PLT2013-00528 based on the recommended conditions listed on page 4 of the staff report and the required findings on pages 4, 5 and 6 of the staff report.

The motion passed 4-0 (Commissioners Hadley, Ostell and Trahan were absent).

II. DISCUSSION/DIRECTION

Municipal Growth Element (Master Plan Element) - Manisha Tewari discussed the draft Annexation Strategy and Areas of Interest outside of Rockville for Plan Review and Comment. The Commission provided direction on the draft language.

III. COMMISSION ITEMS

- A. Staff Liaison Report – Andy Gunning provided an update on the next meeting’s agenda as well as the following:
 - 1. Upcoming Planning Commissioner training and MML conference on May 23, 2013.
 - 2. The Mayor and Council will have another APFO discussion on July 1st.
 - 3. Commissioner Hill briefed the Mayor and Council on the Annual Report of Commission activity.
 - 4. Mr. Gunning reported that the Mayor announced she will nominate two new Planning Commissioners: Anne Goodman and Charles Littlefield.
- B. Old Business - None
- C. New Business – None
- D. Minutes – Commissioner Tyner moved, seconded by Commissioner Hill, to approve the May 8, 2013 minutes. The motion passed 4-0 (Commissioners Hadley, Ostell and Trahan were absent).
- E. FYI Correspondence

I. ADJOURN

There being no further business to come before the Planning Commission, the Chair adjourned the meeting at 9:55 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary